



Edge Hill, 18 Iona Close

Edge Hill | Single Level Family Friendly Home on 832sqm

SOLD AT AUCTION

Tucked away in a quiet, leafy cul-de-sac in the popular suburb of Edge Hill this low maintenance, single level family home sits on 832m2, providing easy access to the Edge Hill Village Hub, Botanic Gardens & Arrow Tracks and the Tanks Art Centre.

This home is ideally located, modernised throughout and well-designed, offering comfort, privacy and ample space to entertain, ensuring a great level of lifestyle is achieved all year round.

Large open plan living and dining area flows direct onto tranquil outdoor spaces including deck & separate patio, both overlooking the resort pool and surrounded by tropical gardens.

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For Sale
Please Call

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ljhooker.com.au/3X34FMB

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LJ Hooker Cairns Edge Hill
(07) 4053 9999

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Modernised central kitchen with quality appliances, caesar stone benches, plenty of storage and large island bench.

Featuring 4 bedrooms 2 with built in wardrobes. The master bedroom has a walk-in cupboard and its own access to the deck.

An extra bonus is a self-contained room which has its very own private entrance and could be used as a guest quarters, home office etc.

Renovated main bathroom. Sizable laundry area. Air conditioning throughout.

Two undercover carports plus room for extra vehicle. Large fully fenced backyard with garden shed.

Located in the Edge Hill Primary School catchment zone.

This property allows its residents to immerse themselves into the highly desirable lifestyle Edge Hill has to offer, call today to arrange your viewing.

COUNCIL RATES: Approx. \$4300.00 per annum.

Auction On Site & Online Via Realtair.

14/04/2025 at 5:30pm

Offers considered prior to Auction

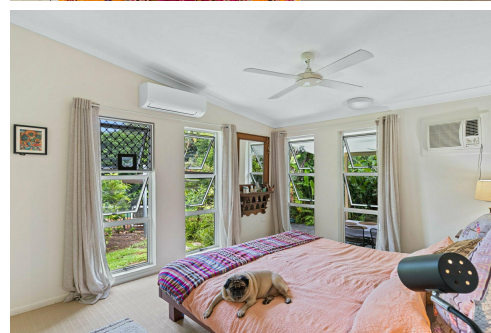
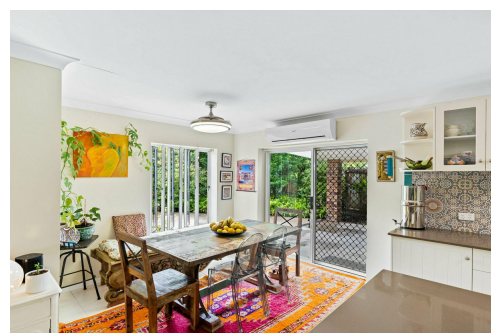
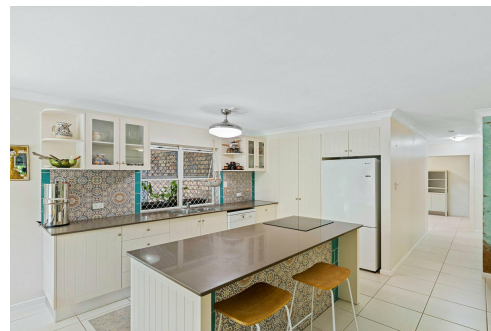
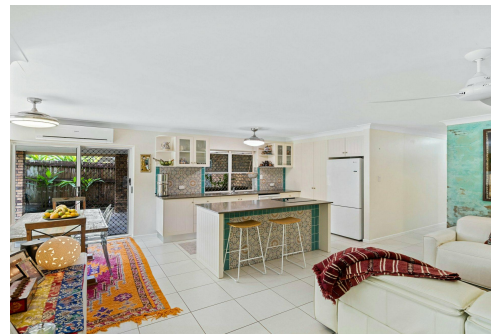
This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

More About this Property

Property ID	3X34FMB
Property Type	House
Land Area	832 m2
Including	Air Conditioning Pool Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

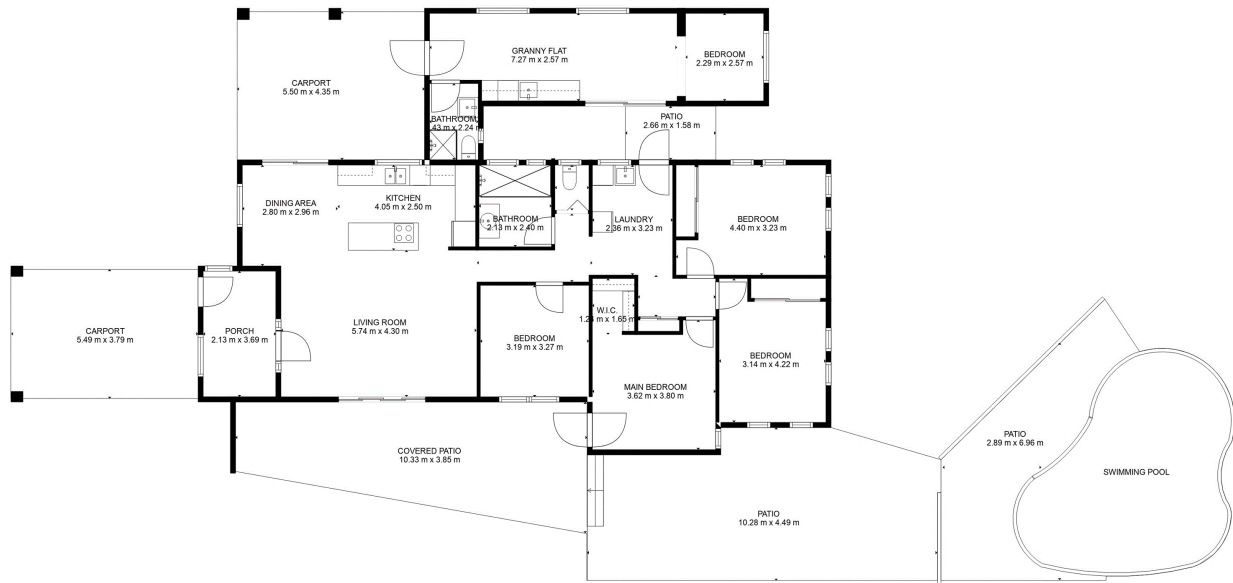
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FLOORPLAN

Plan is not to scale and is indicative of layout. It is for illustrative purposes only. All room sizes and dimensions shown on this plan, including, but not limited to, doors, windows, cabinets are approximate.
Property Shots Australia gives no guarantee to the accuracy of the document.

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